

FEE \$ 10.00
TCP \$

BLDG PERMIT NO. 55961

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department



5002-2480-04-5 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 364 Martello Dr. TAX SCHEDULE NO. 2945-222-05-014
SUBDIVISION HEATHEN DYE ESTATES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 112[#]
FILING _____ BLK 2 LOT 14 SQ. FT. OF EXISTING BLDG(S) 1500[#]
(1) OWNER JOHN CAMPBELL NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 364 Martello Dr.
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 970-241-0830 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT THE ALLAN COMPANY USE OF EXISTING BLDGS SINGLE FAMILY
(2) ADDRESS 356 B Hillview Dr. DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 970-243-8444 REDWOOD DECK

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater Special Conditions _____
Side 7' from PL Rear 30' from PL
Maximum Height _____
CENSUS TRACT 19 TRAFFIC ZONE 95

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Allen S. Blumberg Date 4-26-96

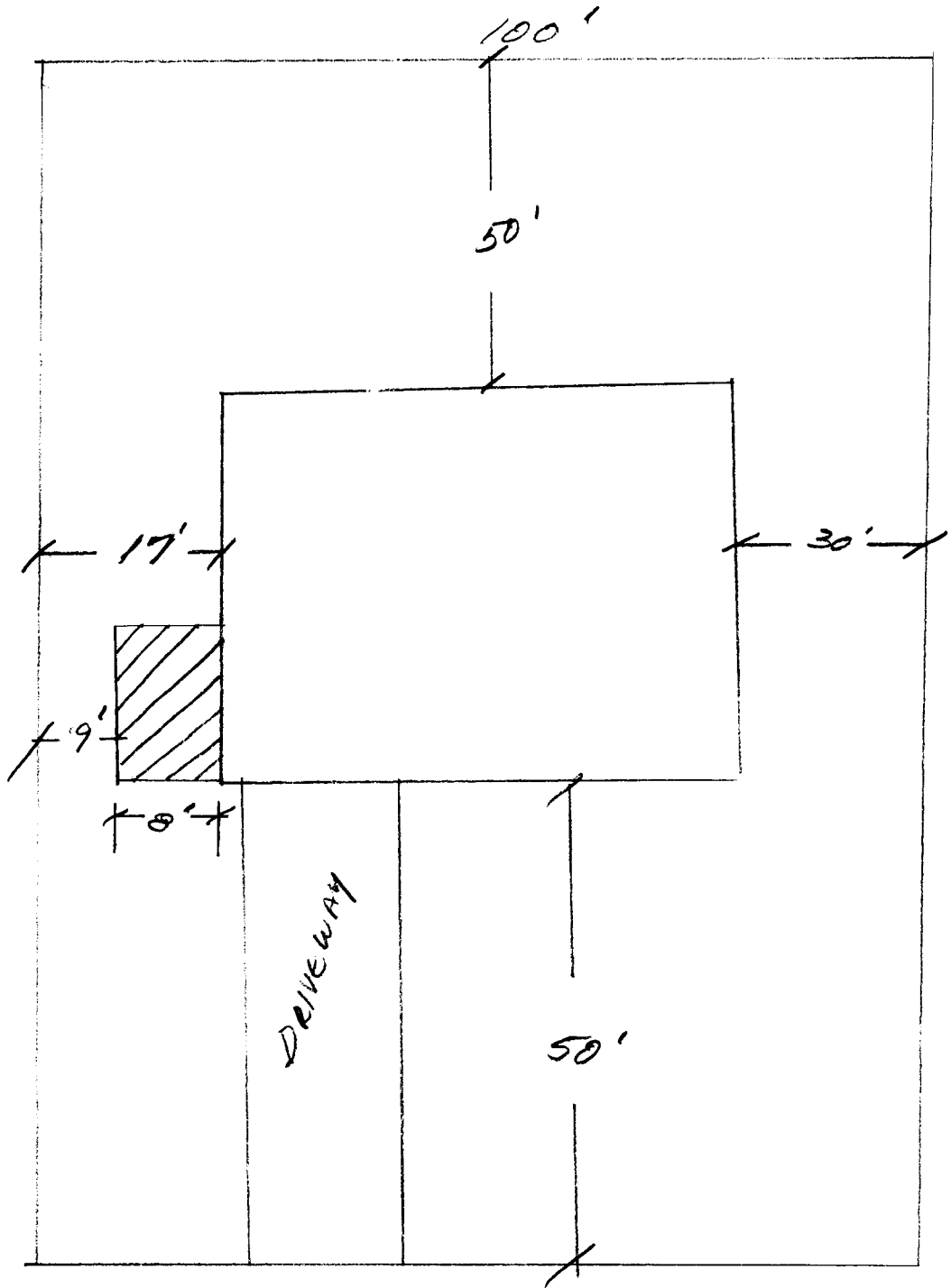
Department Approval Maria Babideaux Date 4-26-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in S/F use

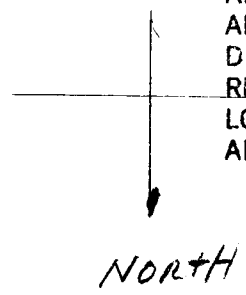
Utility Accounting Miller Fowler Date 4-26-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED ME 4-26-96
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



JOB ADDRESS
 364 MARTELLO DR.
 GRAND JUNCTION